

Know all Men by these Presents,

8/16/1862

That I Lucy S. Buckley of Muddyford in the County
of Bristol and Commonwealth of Massachusetts
Widow Lucy
IN CONSIDERATION OF Two Hundred Dollars
paid by
Hudson Winslow of Freetown in said County

the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell, and convey unto the said Hudson Winslow
his heirs and assigns forever a certain lot of
land situate in said Muddyford bounded and
described as follows: Beginning at the South
West Corner of land now or late of Richard
Johnson thence running Easterly in the line of
said land about sixty six feet to land formerly
of Bradford Howland thence Southerly by said
land about sixteen and one half feet thence
Easterly by said land about fifty four feet four
inches thence Southerly by the said Howland line
Twenty four feet to land of Elisha Russell
thence Westerly by said land one hundred and
twelve feet more or less to County street and
thence by said street Northerly about Forty two
feet to the place of beginning, Being the
Second lot as described in a deed from Adam
Mackie to Siles Pierce Thomas Hill and
Hayward P. Cushing Partners under the firm of Siles
Pierce & Co; Dated Feb. 22 1848 and recorded Bristol
Southern District Book 15. P. 431 &c. and the
same property conveyed to me by the said
Hudson Winslow this day

TO HAVE AND TO HOLD the afore-granted premises, with the privileges, easements and appurtenances thereto belonging, to
the said Grantee, and his Heirs and Assigns, to their use forever.

And I the said Grantor, for myself and my Heirs, Executors, and Administrators, do covenant with the
said Grantee, his Heirs and Assigns, that I am lawfully seized in fee of the afore-granted premises; that they are
free from all incumbrances,

that I have good right to sell and convey the same to the said Grantee, his Heirs and Assigns as aforesaid; and
that I will and my Heirs, Executors, and Administrators shall WARRANT AND DEFEND the same to the said Grantee,
his Heirs and Assigns forever, against the lawful claims of all persons.

PROVIDED NEVERTHELESS, That if the said Grantor, *her* Heirs, Executors, or Administrators, shall pay unto the said Grantee, Executors, Administrators, or Assigns, the sum of *Two Hundred* dollars $\frac{2}{100}$

in *three years*
from the day of the date hereof, with interest on said sum at the rate of *Six* per centum, per annum, payable *Quarterly*

and until such payment keep the buildings standing on the land aforesaid insured against fire, for a sum not less than *one hundred* dollars, for the benefit of said Mortgagee, and payable *in case of loss, at some Insurance Office*; or in any default thereof shall on demand pay to said Mortgagee all such sums of money as the said Mortgagee shall reasonably pay for such insurances, with interest, and also pay all taxes levied or assessed upon the said premises, then certain promissory note, bearing even date with these presents, whereby for value received *he* promise to pay the said order, the said sum and interest, at the time aforesaid, shall be absolutely void to all intents and purposes.

BUT if default shall be made in the payment of the money above-mentioned, or the interest that may grow due thereon, or of any part thereof, then it shall be lawful for the said Grantee, *his* Executors, Administrators or Assigns to enter into and upon all and singular the premises hereby granted or intended to be granted, and to sell and dispose of the same, and all benefit and equity of redemption of the said *Lucy S. Buckley* the Grantor, *her* Heirs, Executors, Administrators or Assigns therein, at public auction: such sale to be upon the premises hereby granted; first giving notice of the time and place of sale, by publishing the same once each week, in three successive weeks, in *the Daily Evening Standard* a newspaper printed in the County of *Bristol* aforesaid; And in his or their own names, or as the attorney of the said *Lucy S. Buckley* the Grantor, for that purpose by these presents duly authorized, constituted and appointed, to make and deliver to the purchaser or purchasers thereof, a good and sufficient deed or deeds of conveyance for the same in fee simple; and out of the money arising from such sale, to retain the said sum of *Two Hundred* dollars, or the part thereof remaining unpaid, and also the interest then due on the same, together with the costs and charges of advertising and selling the same premises; rendering the surplus of the purchase money, if any there be, over and above said sum and interest as aforesaid, together with a true and particular account of said sale and charges, to the said *Lucy S. Buckley* the Grantor, *her* Heirs, Executors, Administrators or Assigns; which sale, so to be made, shall forever be a perpetual bar, both in law and equity against the said *Lucy S. Buckley* the Grantor, *her* Heirs and Assigns, and all other persons claiming or to claim the premises, or any part thereof, by, from, or under him, them, or any of them.

AND PROVIDED ALSO, That until default of or in the payment of the said sum of money, or of some part thereof, or of the interest thereof, or other default, contrary to the true intent and meaning of the preceding provisos, it shall and may be lawful to and for the said Grantor, *her* Heirs and Assigns, peacefully and quietly to hold and enjoy all and singular the premises hereby granted, and to receive and take the rents and profits thereof to and for *her* own use and benefit, without the denial or interruption of or by the said Grantee, or *his* Assigns, or of or by any other person or persons claiming from, by, or under *him*

IN WITNESS WHEREOF

I the said

Lucy S. Buckley

in token of *her* release of all right and title of or to both dower and homestead in the granted premises, have hereunto set *her* hand and seal this *thirtieth* day of *August* in the year of our Lord one thousand eight hundred and *sixty two*.

Executed and delivered in presence of

A. Pirce

Lucy S. Buckley



A. Pirce ss. *Aug. 20th 1862*

Then personally appeared the above named

Lucy S. Buckley

and acknowledged the above instrument to be *her* free act and deed, before me,

A. Pirce

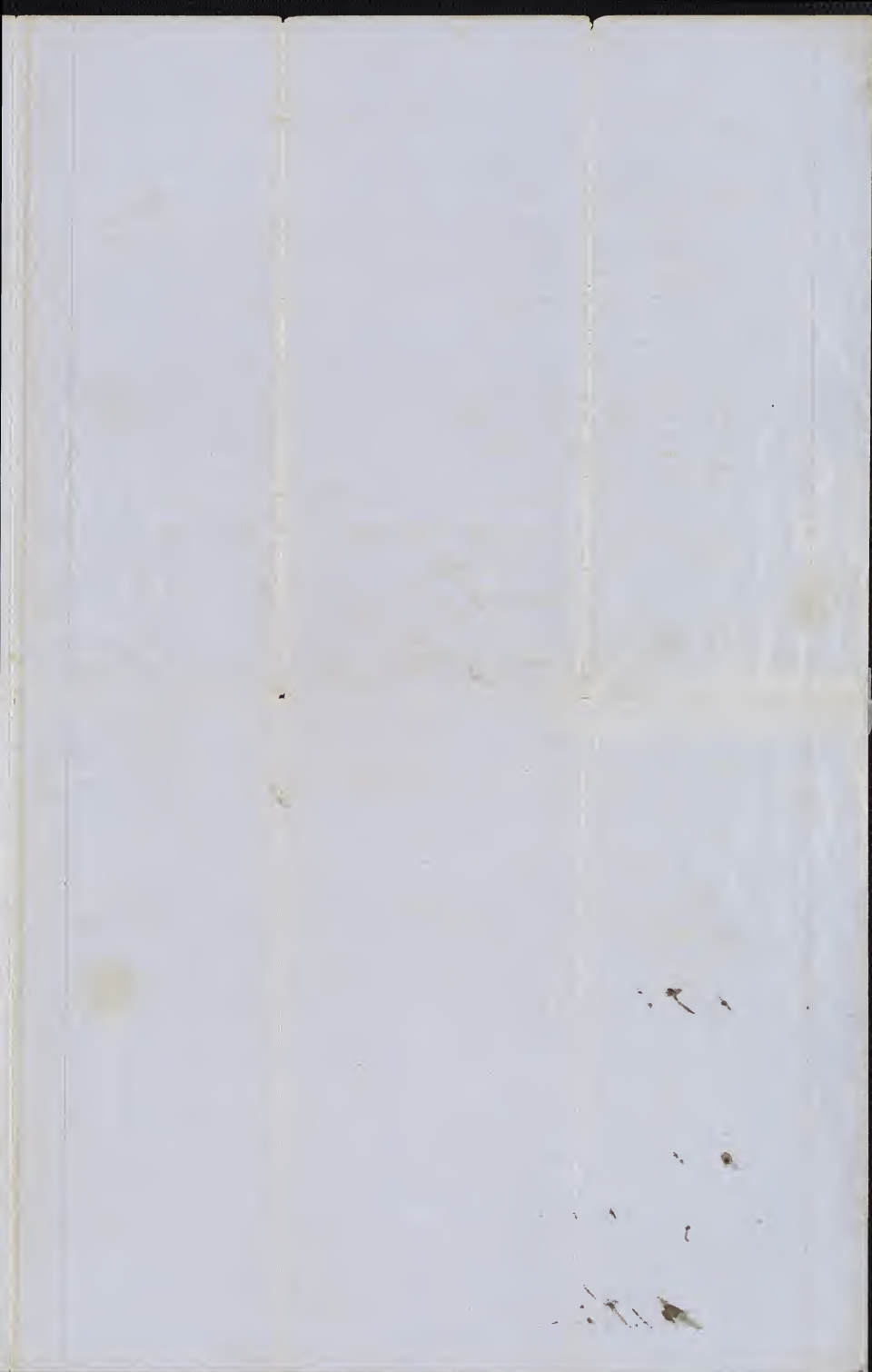
Justice of the Peace.

Bristol p. *September 1. 1862,*
at *1 hour 30 minutes* p.m.

Received and entered with *Bristol County*
(*Chute District*)

Deeds, Lib.

47 *fol. 4/2, day*
Attest, *Charles E. Dayer*
Registrar



Mortgage Deed

Lucy S. Buckley

to

Hudson Winslow

Book 100